

The attorney preparing this instrument has made no record search or title examination as to the property herein described, unless the same is shown by his written and signed certificate.

Excise Tax \$ 553⁰⁰

Recording: Time, Book and Page

Tax Parcel Identifier No.: 3208-78-7332-0000

Return to:

Prepared by: Mark I. Nunalee, Attorney at Law, P. O. Box 428, Burgaw, NC 28425.

Brief Desc. for the Index

1 acre Hwy 53W

THIS PROPERTY IS _____ OR IS NOT X THE GRANTOR'S PRINCIPAL RESIDENCE.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of December, 2021 by and between:

GRANTOR

**Maxie Jerome Lanier, Jr. and Jay Milam, co-executors
of the estate of Lucille F. Lanier**

GRANTEE

**Mark Leonard Haraway and wife,
Sheila Dawn Haraway
3371 Hwy 53 W
Burgaw, NC 28425**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Burgaw Township, Pender County, North Carolina and more particularly described as follows:

Adjacent to and South of the old Paved centerline of NC Hwy No. 53 and being more fully described as follows, to wit: Beginning at a point in the old paved centerline of NC Hwy No. 53, said point being located along said road at a point that is South 88 degrees 32 minutes 25 seconds West 275.31 feet from a point in said road centerline that is above the center of a 11.8 foot square concrete culvert that

Submitted electronically by "Mark I. Nunalee, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pender County Register of Deeds.

accommodates the waters of Big Branch beneath said roadway; and running thence, from the Beginning, so located,

- (1) South 01 degrees 27 minutes 35 seconds East 243.14 feet (passing over an inline iron pipe at 30.00 feet) to an iron pipe inline; thence,
- (2) South 81 degrees 58 minutes 50 seconds West 195.48 feet to an iron pipe inline; thence
- (3) North 01 degrees 27 minutes 35 seconds West 265.47 feet (passing over an inline iron pipe at 235.47 feet) to a point in the old paved centerline of NC Hwy No. 53; thence
- (4) With said road centerline North 88 degrees 32 minutes 25 seconds East 194.20 feet to the Beginning, containing 1.0 acres more or less after the exclusion of that portion of NC Highway No. 53 (assumed 60 foot wide right of way) contained within the above described boundaries and is as surveyed by Daniel H. Thompson, NCPLS No. L-2174, of Burgaw, NC during November 2007.

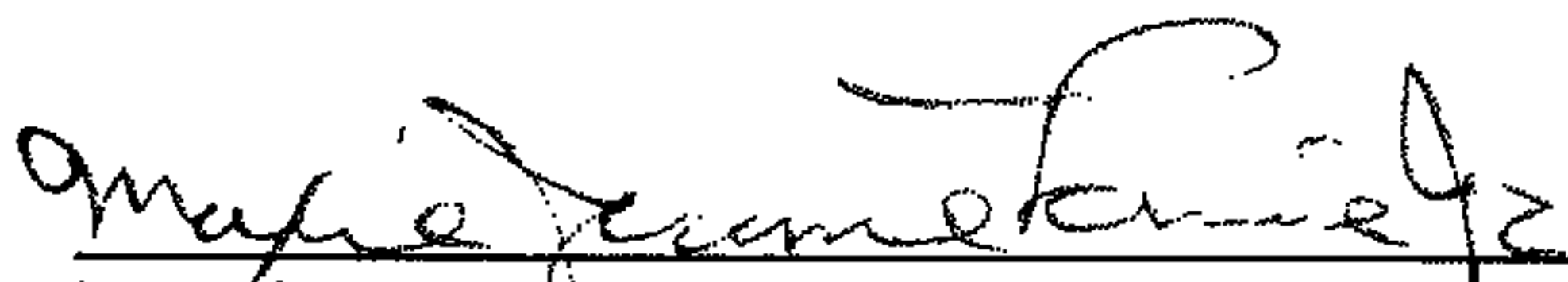
The property hereinabove described was acquired by Grantor by instrument recorded in Book 3362, Page 305 of the Pender County Registry and under the will of Lucille F. Lanier filed in Estate File # 21E318 with the Pender County Clerk of Superior Court.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

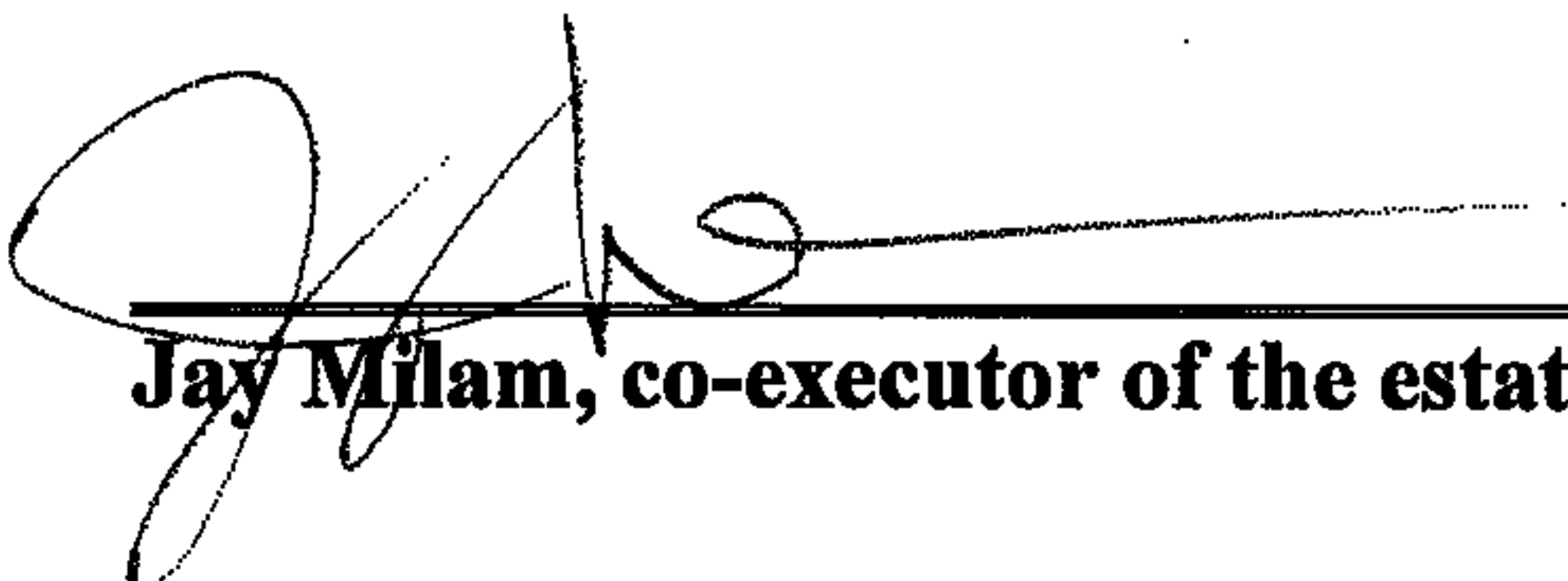
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Restrictions of record.
2. Ad valorem taxes for the year 2021.
3. Routine utility easements and highway rights of way.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.



Maxie Jerome Lanier, Jr., co-executor of the estate of
Lucille F. Lanier



Jay Milam, co-executor of the estate of Lucille F. Lanier

STATE OF NORTH CAROLINA
COUNTY OF PENDER

I, Kimberly F. Sanders, a Notary Public in and for the aforesaid County and State, do hereby certify that **Maxie Jerome Lanier, Jr. and Jay Milam, co-executors of the estate of Lucille F. Lanier** personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein.

Witness my hand and notarial seal this the 13th day of December, 2021.

Kimberly F. Sanders
Notary Public

My Commission Expires: 5/15/2025

